

**MINOR SUBDIVISION ADMINISTRATIVE RULING**  
**1st STOP PLAZA**  
**PLANNING DEPARTMENT PROJECT #53-95**

WHEREAS, the applicant, 1st Stop Plaza, LLP, has duly followed the City procedure for Minor Subdivisions as outlined in Section 29-644(b) of the City Code and has submitted this application for Minor Subdivision of the following described property, to wit:

**Situate in the Southwest 1/4 of Section 1, Township 7 North, Range 69  
West of the Sixth P.M., City of Fort Collins, County of Larimer, State of  
Colorado.**

WHEREAS, the City Planning Department staff processed the application request in accordance with Section 29-644(c) of the City Code, including the notification of property owners within 500 feet of the said subdivision, publication of a legal notification in a daily newspaper of general circulation and posting the required sign on the subject property; and

WHEREAS, the Planning Director held a public hearing on Tuesday, May 6, 1997, at 2:00 P.M. in the Current Planning Department Office at 281 North College Avenue for the purpose of reviewing the minor subdivision request and for establishing a vested right under Article 68 of Title 24, C.R.S.

NOW, THEREFORE, IT IS HEREBY DETERMINED BY THE PLANNING DIRECTOR OF THE CITY OF FORT COLLINS THAT:

The minor subdivision now known as 1st Stop Plaza, a Minor Subdivision - #53-95 hereby is approved, and as grounds, therefore, the Planning Director does find the following facts to be true:

- A. The proposal meets the design criteria and standards of the City of Fort Collins for streets and utilities.
- B. The lots in this subdivision front on a dedicated right-of-way.
- C. The lot is consistent with, and meets the requirements of the CN - North College Commercial Zoning District.

  
Planning Director

June 6, 1997  
Date